

Las Torres Homeowners Assoc

Balance Sheet
As of 07/31/18

ASSETS

1010	Biltmore Checking Account	\$ 2,236.33	
1011	Ops Biltmore Reserve Account	14,777.77	
1018	R&R Fnd Svgs Acct-Nat Bank	145,042.61	
1019	Utility Deposits	1,980.00	
1020	Parkway Checking Account	50.00	
TOTAL ASSETS		\$ 164,086.71	

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$ 4,009.00	
Subtotal Current Liab.		\$ 4,009.00	

RESERVES:

5301	Repair/Replace Reserve Fund	\$ 145,042.61	
5302	Operating Reserve Fund	14,777.77	
Subtotal Reserves		\$ 159,820.38	

EQUITY:

5510	Retained Earnings	\$ (217.37)	
	Current Year Net Income/(Loss)	474.70	
Subtotal Equity		\$ 257.33	
TOTAL LIABILITIES & EQUITY		\$ 164,086.71	

Las Torres Homeowners Assoc

Income/Expense Statement
Period: 07/01/18 to 07/31/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	Resident Assessments	7,238.00	8,225.00	(987.00)	59,445.59	57,575.00	1,870.59	98,700.00
06350	Interest Income	2.45	2.00	.45	51.17	14.00	37.17	24.00
06351	Interest Income - Reserves	.00	3.00	(3.00)	.00	21.00	(21.00)	36.00
06380	Other Income	.00	.00	.00	120.00	.00	120.00	.00
	Subtotal Income	7,240.45	8,230.00	(989.55)	59,616.76	57,610.00	2,006.76	98,760.00
EXPENSES:								
Maintenance & Repair								
07001	MAINTENANCE & REPAIR	652.39	458.33	(194.06)	3,019.16	3,208.31	189.15	5,500.00
07002	Sewer Repairs	.00	100.00	100.00	.00	700.00	700.00	1,200.00
07200	Contract Service	.00	.00	.00	790.20	.00	(790.20)	.00
07205	Pool - Contract Svc	300.00	312.50	12.50	1,344.50	2,187.50	843.00	3,750.00
07210	Pest Control	60.00	60.00	.00	1,155.00	420.00	(735.00)	720.00
07250	Pool Cleaning	.00	.00	.00	600.00	.00	(600.00)	.00
07275	Flat Roof Maintenance	.00	41.67	41.67	500.00	291.69	(208.31)	500.00
07300	Grounds/Fixtures Repairs	.00	50.00	50.00	.00	350.00	350.00	600.00
07400	Landscape Service	1,800.00	2,000.00	200.00	15,339.13	14,000.00	(1,339.13)	24,000.00
07425	Landscape Improvements	.00	41.67	41.67	.00	291.69	291.69	500.00
07500	Tree Maintenance	.00	62.50	62.50	.00	437.50	437.50	750.00
07600	Landscape/Other	.00	41.67	41.67	1,000.00	291.69	(708.31)	500.00
	Maintenance & Repair	2,812.39	3,168.34	355.95	23,747.99	22,178.38	(1,569.61)	38,020.00
Parts & Supplies								
08001	Pool Chemicals/Supplies	161.20	83.33	(77.87)	372.25	583.31	211.06	1,000.00
08010	Pool Repairs	.00	25.00	25.00	.00	175.00	175.00	300.00
08200	Irrigation Supplies	.00	.00	.00	55.00	.00	(55.00)	.00
08301	Trees, Plants and Supplies	.00	41.67	41.67	.00	291.69	291.69	500.00
	Parts & Supplies	161.20	150.00	(11.20)	427.25	1,050.00	622.75	1,800.00
Utilities								
08600	Electric	436.64	416.67	(20.17)	3,019.21	2,916.69	(102.52)	5,000.00
08650	Water - Hum Irrigation	522.17	179.17	(343.00)	1,006.82	1,254.19	247.37	2,150.00
08655	Water - Pool Meter	548.70	248.33	(300.37)	1,418.38	1,738.31	319.93	2,980.00
08660	Water - Sun Irrigation	1,087.47	297.50	(789.97)	1,791.30	2,082.50	291.20	3,570.00
08680	Trash Disposal Service	260.00	250.00	(10.00)	1,795.00	1,750.00	(45.00)	3,000.00
08685	Gas/Propane	.00	325.00	325.00	1,881.42	2,275.00	393.58	3,900.00
	Utilities	2,855.18	1,716.67	(1,138.51)	10,912.13	12,016.69	1,104.56	20,600.00
Administrative Expenses								

Las Torres Homeowners Assoc

Income/Expense Statement
Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09000	ADMINISTRATIVE EXPENSES	45.00	.00	(45.00)	645.00	.00	(645.00)	.00
09100	Income Tax	.00	4.17	4.17	.00	29.19	29.19	50.00
09105	Audit/Tax Prep	.00	62.50	62.50	390.00	437.50	47.50	750.00
09110	Permits & Licenses	.00	49.58	49.58	495.00	347.06	(147.94)	595.00
09235	Annual Report	.00	.83	.83	.00	5.81	5.81	10.00
09275	Insurance	506.00	583.33	77.33	4,956.00	4,083.31	(872.69)	7,000.00
09300	Legal Services	.00	83.33	83.33	(47.00)	583.31	630.31	1,000.00
09500	Management Service	775.00	700.00	(75.00)	5,305.00	4,900.00	(405.00)	8,400.00
09800	Postage / Copies	15.42	16.67	1.25	340.80	116.69	(224.11)	200.00
09900	Miscellaneous	.00	41.67	41.67	.00	291.69	291.69	500.00
	Administrative Expenses	1,341.42	1,542.08	200.66	12,084.80	10,794.56	(1,290.24)	18,505.00
Reserves								
09951	Repair/Replace Reserve Cont	1,300.00	1,300.00	.00	9,100.00	9,100.00	.00	15,600.00
09952	Operating Reserve Contrib	400.00	400.00	.00	2,800.00	2,800.00	.00	4,800.00
09953	Operating Reserve Interest	2.45	3.00	.55	21.22	21.00	(.22)	36.00
09954	Repair/Replace Reserve Int	.00	2.00	2.00	48.67	14.00	(34.67)	24.00
	Reserves	1,702.45	1,705.00	2.55	11,969.89	11,935.00	(34.89)	20,460.00
	TOTAL EXPENSES	8,872.64	8,282.09	(590.55)	59,142.06	57,974.63	(1,167.43)	99,385.00
	Current Yr Net Income/(loss)	(1,632.19)	(52.09)	(1,580.10)	474.70	(364.63)	839.33	(625.00)

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 07/01/18
Ending date: 07/31/18

Acct#	Description	Begin balance	Total DR	Total CR	Net change	End balance	
1010	Biltmore Checking Account	2,911.52	8,240.00	8,915.19	675.19CR	2,236.33	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	07/02/18	AP0789	179		51.29	APS	
	07/02/18	AP0791	180		835.42	KACHINA MANAGEMENT, INC	
	07/02/18	AP0793	181		506.00	LABARRE/OKSNEE INSURANCE	installment
	07/02/18	AP0795	182		60.00	ARIZONA DESERT GREEN	
	07/02/18	AP0797	183		260.00	CURBSIDE RECYCLING & DISP	
	07/02/18	AR0000	AR04	987.00		Owner Cash Receipts	
	07/02/18	AR0144	AR-144	4,576.00		Owner Cash Receipts	
	07/03/18	AP0799	184		385.55	APS	
	07/09/18	AR0145	AR-145	1,645.00		Owner Cash Receipts	
	07/10/18	AP0811	185		1,800.00	LAWNS BY LES, LLC	
	07/16/18	AR0146	AR-146	329.00		Owner Cash Receipts	
	07/24/18	AP0816	186		461.20	DESERT SPARKLE POOL CARE	
	07/24/18	AP0818	187		1,300.00	LAS TOREES HOA	transfer to national
	07/26/18	AP0820	188		222.39	DEBBIE ROBERTSON	REJMBURMNT
	07/26/18	AP0822	189		430.00	CAREFREE MAINTENANCE & RE	
	07/26/18	AR0147	AR-147	30.00		Owner Cash Receipts	
	07/30/18	AR0148	AR-148	628.00		Owner Cash Receipts	
	07/31/18	AR0000	13170	45.00		admin reimbursmnt	
	07/31/18	AR0000	13170		45.00	admin reimbursmnt	
	07/31/18	CR0000	ADJUST		522.17	Carefree Water	
	07/31/18	CR0000	ADJUST		185.77	Carefree Water	
	07/31/18	CR0000	ADJUST		1,087.47	Carefree Water	
	07/31/18	CR0000	ADJUST		362.93	Carefree Water	
	07/31/18	RJ0006	LAP		400.00	Trans Biltmore Op Reserve	
1011	Ops Biltmore Reserve Account	14,375.32	402.45	.00	402.45	14,777.77	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	07/31/18	CR0000	ADJUST	2.45		July Bank Interest	
	07/31/18	RJ0006	LAP	400.00		Trans Biltmore Op Reserve	
1012	Biltmore Bank Repair/Replace	.00	.00	.00	.00	.00	
1015	Metro Phoenix Operating	.00	.00	.00	.00	.00	
1016	Metro Phoenix Operating Rsv	.00	.00	.00	.00	.00	
1017	Metro Phoenix Repair & Replace	.00	.00	.00	.00	.00	
1018	R&R Fnd Svgs Acct-Nat Bank	143,742.61	1,300.00	.00	1,300.00	145,042.61	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	07/24/18	AP0818	187	1,300.00		LAS TOREES HOA	R&R Fnd Svgs Acct-Nat Ban
1019	Utility Deposits	1,980.00	.00	.00	.00	1,980.00	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 07/01/18
Ending date: 07/31/18

Acct #	Description	Begin balance	Total DR	Total CR	Net change	End balance	
1020	Parkway Checking Account	50.00	.00	.00	.00	50.00	
3310	Prepaid Owner Assessments	3,052.00CR	1,318.00	2,275.00	957.00CR	4,009.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	07/01/18	AR0000	AR08	1,318.00		Prepaid Application	
	07/02/18	AR0144	AR-144		1,316.00	Owner Cash Receipts	
	07/09/18	AR0145	AR-145		2.00	Owner Cash Receipts	
	07/16/18	AR0146	AR-146		284.00	Owner Cash Receipts	
	07/17/18	AR0000	AR07		15.00	Payment Adjustment	
	07/26/18	AR0147	AR-147		30.00	Owner Cash Receipts	
	07/30/18	AR0148	AR-148		628.00	Owner Cash Receipts	
5301	Repair/Replace Reserve Fund	143,742.61CR	.00	1,300.00	1,300.00CR	145,042.61CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	07/31/18	RJ0003	KMC		1,300.00	Repair Replace Xfer	
5302	Operating Reserve Fund	14,375.32CR	.00	402.45	402.45CR	14,777.77CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	07/31/18	RJ0001			2.45	0	
	07/31/18	RJ0004	KMC		400.00	Op Reserve Xfer Jan	
5303	Repair & Replace Res Interest	.00	.00	.00	.00	.00	
5304	Operating Reserve Interest	.00	.00	.00	.00	.00	
5305	Repair/Replace Reserve Expense	.00	.00	.00	.00	.00	
5306	Operating Reserve Expense	.00	.00	.00	.00	.00	
5510	Retained Earnings	217.37	.00	.00	.00	217.37	
5511	Utility Deposits	.00	.00	.00	.00	.00	
6310	Resident Assessments	52,207.59CR	.00	7,238.00	7,238.00CR	59,445.59CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	07/01/18	AR0000	AR08		1,318.00	Prepaid Application	
	07/02/18	AR0000	AR04		987.00	Owner Cash Receipts	
	07/02/18	AR0144	AR-144		3,260.00	Owner Cash Receipts	
	07/09/18	AR0145	AR-145		1,643.00	Owner Cash Receipts	
	07/16/18	AR0146	AR-146		30.00	Owner Cash Receipts	
6330	Special Assessments	.00	.00	.00	.00	.00	
6350	Interest Income	48.72CR	.00	2.45	2.45CR	51.17CR	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 07/01/18
Ending date: 07/31/18

Acct #	Description	Begin balance	Total DR	Total CR	Net change	End balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/18 CR0000 ADJUST		2.45	July Bank Interest		
6380	Other Income	120.00CR	30.00	30.00	.00	120.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/17/18 AR0000 AR06	30.00		Owner Expense Adjust.		
	07/17/18 AR0000 AR06		30.00	Owner Expense Adjust.		
7001	MAINTENANCE & REPAIR	2,366.77	652.39	.00	652.39	3,019.16
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/26/18 AP0820 188	222.39		DEBBIE ROBERTSON	REIMBURMNT	
	07/26/18 AP0822 189	430.00		CAREFREE MAINTENANCE & RE		
7200	Contract Service	790.20	.00	.00	.00	790.20
7205	Pool - Contract Svc	1,044.50	300.00	.00	300.00	1,344.50
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/24/18 AP0816 186	300.00		DESERT SPARKLE POOL CARE		
7210	Pest Control	1,095.00	60.00	.00	60.00	1,155.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/02/18 AP0795 182	60.00		ARIZONA DESERT GREEN		
7250	Pool Cleaning	600.00	.00	.00	.00	600.00
7275	Flat Roof Maintenance	500.00	.00	.00	.00	500.00
7400	Landscape Service	13,539.13	1,800.00	.00	1,800.00	15,339.13
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/10/18 AP0811 185	1,800.00		LAWNS BY LES, LLC		
7600	Landscape/Other	1,000.00	.00	.00	.00	1,000.00
8001	Pool Chemicals/Supplies	211.05	161.20	.00	161.20	372.25
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/24/18 AP0816 186	161.20		DESERT SPARKLE POOL CARE		
8200	Irrigation Supplies	55.00	.00	.00	.00	55.00
8500	UTILITIES	.00	.00	.00	.00	.00
8600	Electric	2,582.37	436.84	.00	436.84	3,019.21

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 07/01/18
Ending date: 07/31/18

Acct#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/02/18 AP0789 179	51.29		APS		
	07/03/18 AP0799 184	385.55		APS		
8650	Water - Hum Irrigation	484.65	522.17	.00	522.17	1,006.82
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/18 CR0000 ADJUST	522.17		Carefree Water		
8655	Water - Pool Meter	869.68	548.70	.00	548.70	1,418.38
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/18 CR0000 ADJUST	185.77		Carefree Water		
	07/31/18 CR0000 ADJUST	362.93		Carefree Water		
8660	Water - Sun Irrigation	703.83	1,087.47	.00	1,087.47	1,791.30
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/18 CR0000 ADJUST	1,087.47		Carefree Water		
8680	Trash Disposal Service	1,535.00	260.00	.00	260.00	1,795.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/02/18 AP0797 183	260.00		CURBSIDE RECYCLING & DISP		
8685	Gas/Propane	1,881.42	.00	.00	.00	1,881.42
9000	ADMINISTRATIVE EXPENSES	600.00	45.00	.00	45.00	645.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/02/18 AP0791 180	45.00		KACHINA MANAGEMENT, INC		
9105	Audit/Tax Prep	390.00	.00	.00	.00	390.00
9110	Permits & Licenses	495.00	.00	.00	.00	495.00
9275	Insurance	4,450.00	506.00	.00	506.00	4,956.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/02/18 AP0793 181	506.00		LABARRE/OKSNEE INSURANCE	installment	
9300	Legal Services	47.00CR	65.00	65.00	.00	47.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/18 AR0000 AR06	65.00		Owner Expense Adjust.		
	07/31/18 AR0000 AR06		65.00	Owner Expense Adjust.		
9500	Management Service	4,530.00	850.00	75.00	775.00	5,305.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 07/01/18
Ending date: 07/31/18

Acct#	Description	Begin balance	Total-DR	Total-CR	Net change	End balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/02/18 AP0791 180	775.00		KACHINA MANAGEMENT, INC		
	07/16/18 AR0146 AR-146		15.00	Owner Cash Receipts		
	07/17/18 AR0000 AR06	45.00		Owner Expense Adjust.		
	07/17/18 AR0000 AR06		45.00	Owner Expense Adjust.		
	07/17/18 AR0000 AR06		15.00	Owner Expense Adjust.		
	07/17/18 AR0000 AR06	15.00		Owner Expense Adjust.		
	07/17/18 AR0000 AR07	15.00		Payment Adjustment		
9800	Postage / Copies	325.38	25.02	9.60	15.42	340.80
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/02/18 AP0791 180	15.42		KACHINA MANAGEMENT, INC		
	07/31/18 AR0000 AR06	9.60		Owner Expense Adjust.		
	07/31/18 AR0000 AR06		9.60	Owner Expense Adjust.		
9900	Miscellaneous	.00	.00	.00	.00	.00
9950	Reserves	.00	.00	.00	.00	.00
9951	Repair/Replace Reserve Cont	7,800.00	1,300.00	.00	1,300.00	9,100.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/18 RJ0003 KMC	1,300.00		Repair Replace Xfer		
9952	Operating Reserve Contrib	2,400.00	400.00	.00	400.00	2,800.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/18 RJ0004 KMC	400.00		Op Reserve Xfer Jan		
9953	Operating Reserve Interest	18.77	2.45	.00	2.45	21.22
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/18 RJ0001	2.45		0		
9954	Repair/Replace Reserve Int	48.67	.00	.00	.00	48.67
Gnd Total:		.00	20,312.69	20,312.69	.00	.00